145.0	0001	0010.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	672,100 /	672,100
					USE VALUE:	672,100 /	672,100
					ASSESSED:	672,100 /	672,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
160		NEWPORT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FLYNN RYAN/BETH
Owner 2:	
Owner 3:	
Street 1:	160 NEWPORT STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	FULREADER JOHN D/ETAL -
Owner 2:	WITHAM DIANNA L -
Street 1:	160 NEWPORT STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,011 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1949, having primarily Asbestos Exterior and 1740 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4011.000	239,400	400	432,300	672,100
Total Card	0.092	239,400	400	432,300	672,100
Total Parcel	0.092	239,400	400	432,300	672,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 386.31 | /Parcel: 386.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 94864
GIS Ref
GIS Ref
Insp Date 12/16/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 145.0-0001-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	239,700	400	4,011.	432,300	672,400	672,400	Year End Roll	12/18/2019
2019	101	FV	209,200	400	4,011.	405,200	614,800	614,800	Year End Roll	1/3/2019
2018	101	FV	209,200	0	4,011.	335,000	544,200	544,200	Year End Roll	12/20/2017
2017	101	FV	209,200	0	4,011.	308,000	517,200	517,200	Year End Roll	1/3/2017
2016	101	FV	209,200	0	4,011.	281,000	490,200	490,200	Year End	1/4/2016
2015	101	FV	203,900	0	4,011.	275,600	479,500	479,500	Year End Roll	12/11/2014
2014	101	FV	203,900	0	4,011.	256,100	460,000	460,000	Year End Roll	12/16/2013
2013	101	FV	203,900	0	4,011.	243,700	447,600	447,600		12/13/2012

!11315!

PRINT

Date	Time
12/11/20	01:29:58

LAST REV

Date	Time
03/23/18	10:55:08

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11315

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FULREADER JOHN	38755-438		4/10/2003		454,000	No	No		
CHU CAROLE	24516-343		5/6/1994		180,000	No	No		Y

USER DEFINED

Prior Id # 1:	94864
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/1/2000	892	Wood Dec	5,000	O				10X12 WOOD DECK/ST
7/23/1999	454	Alterati	5,000					ENCLOSE PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
12/16/2017	MEAS&NOTICE	HS	Hanne S
1/30/2009	Measured	336	PATRIOT
2/5/2000	Inspected	264	PATRIOT
12/1/1999	Mailer Sent		
11/16/1999	Measured	263	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4011		Sq. Ft.	Site		0	80.	1.35	9									432,264						432,300	

Total AC/HA: 0.09208 | Total SF/SM: 4011 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 432,264 | Spl Credit | Total: 432,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1949	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	10	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.96044993
Adj $ / SQ:	162.076
Other Features:	58500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	325322
Depreciation:	85885
Depreciated Total:	239437

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	2	M
Totals			
1	7	2	

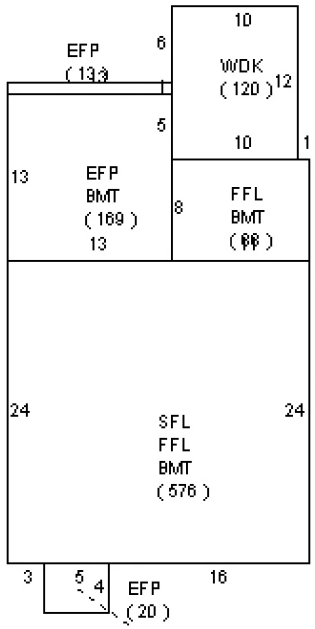
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	162.08
Special Features:	0	Val/Su Net:	99.96
Final Total:	239400	Val/Su SzAd	193.06

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	833	67.590	56,299
FFL	First Floor	664	162.080	107,618
SFL	Second Floor	576	162.080	93,356
EFP	Enclos Porch	202	39.090	7,897
WDK	Deck	120	13.770	1,652

Net Sketched Area:	2,395			Total:	266,822
Size Ad	1240	Gross Are	2395	FinArea	1740

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 145.0-0001-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	6X12	A	AV	2010	6.00	T	7.2	101			400			400

More:	N	Total Yard Items:	400	Total Special Featues:		Total:	400